

# Mixed Use Development Opportunity

135 E. Badillo St.  
Covina, CA

“Downtown Covina”  
Location



Demographics/Radius	1 Mile	3 Mile	5 Mile
Population:	23,713	185,803	446,067
Households:	8,005	54,845	125,216
Avg. Household Income:	\$64,747	\$78,220	\$81,846

## Features:

- 26,660 sq ft lot
- Located in heart of Downtown Covina's newly rejuvenated urban corridor
- Adjacent to the Covina Center for the Performing Arts
- Within walking distance of the Metrolink station
- New three-level parking structure adjacent to site
- Located within the Town Center Specific Plan area

## For More Information:

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